

**STAFF REPORT
MOUNT AIRY PLANNING COMMISSION
JANUARY 27, 2020**

**TEXT AMENDMENT, ORDINANCE 2020-2
TO AMEND SECTION 112-45(B) IN THE (I)-INDUSTRIAL DISTRICT
TO ALLOW FOR RESTURANT/LUNCHROOM WITHIN THE INDUSTRIAL
DISTRICT.**

APPLICANT: **Priority Install, LLC
8340-C Beechcraft Avenue,
Gaithersburg, MD 20979**

ZONING ARTICLE: Section 112.45 B

STAFF COMMENTS:

Pursuant to Article IX, Section 112-67, No amendment [of the Town Zoning Ordinance] shall be considered or acted upon by the Town Council unless it is first submitted to and approved by the Planning Commission (except, however, failure of the Planning Commission to report within 60 days shall be deemed approval), or is disapproved by the Planning Commission, and it shall be considered approved if it receives a majority vote of the entire Town Council.

Ordinance 2020-2 was introduced by the Town Council on January 6, 2020 and referred to the Planning Commission for recommendation.

The Applicant is requesting that Section 112-45(B) be amended to allow the addition of a Restaurant/Lunchroom with in the industrial zone.

AMENDED TEXT:

(15) Restaurants or Lunchrooms that do not exceed 15% of the lot or parcel, and provide no individual use exceeds 3,000 square feet.

The Applicant also has a Site plan under review with Town staff and Carroll County Government Bureau of Development Review as a multi-unit flex space for Lot 16A of the Twin Arch Business Park.

STAFF RECOMMENDATIONS:

Staff recommends the Planning Commission forward a recommendation of approval of the text amendment as proposed which, would allow Restaurants or Lunchrooms that do not exceed 15% of the lot or parcel, and provide no individual use exceeds 3,000 square feet.

Planning Commission voted all in Favor of this Text Amendment on January 27, 2020